

HPCPO Annual Election

Date: December 11, 2025

Time: 1:00 P.M.

Call to order: Pledge of Allegiance & Moment of Silence

Establishment of Quorum: Yes

Greg gave Permission for Ballot Counting

Proof of Notice Meeting: Yes

Roll Call: Rick Manseau, Steve Heffron, Greg Myers, Jean Albano, Lynda Anderson, Bill Rutledge, Susan, Corinne Foti, Ashley, Verna, Ray Thomas, Paul Quintin

OPEN FORUM:

- Question regarding percentage to pass
Answer: Bylaws and CCR's 66 2/3 % to pass. Budget is majority 50% + 1 to pass.
- 564 Ballots returned (Approximately 180 less than last year)
- A Compliment for the Board doing a good job.
- Explanation of pool problems. It is open but heater is down. Home owner asked about issues with the decking.
- Only 2 positions open on Board. Only 2 people put in an application. Therefore we did not need to put directors names on Ballot.
- Solicitors are **NOT ALLOWED** in High Point. Don't open your door and call 911.
- Cameras and License plate readers were discussed.
- Paul gave an update on the pool.
- Question regarding Spectrum money spent. Answer: Paperwork is available at office. Taxes Etc.
- Why are Compound fees going up? Answer: They haven't been raised in many years. The money that is taken in now goes back into maintenance and upgrades at the compound.
- Rick Manseau was asked to talk about himself.
- Citizen Academy 59 People signed up.
- Paul is leaving the Board. We now Welcome Lisa Shaver.

OPEN FORUM CLOSED

- Bill Read Results of the votes (See Attached)
- Motion made to ratify election results
All in Favor-passed: Yes

Motion to Ratify: 1st : Rick Manseau 2nd: Lynda Anderson

Motion to close the meeting: Time: 3PM

Motion: 1st: Rick Manseau 2nd: Steve Heffron

All in Favor-passed: Yes

Respectfully submitted by

Jean Albano
Secretary

High Point Community Property Owners, Inc.

2025 Election Results

Proposed Amendments to Restrictions and Covenants

Item #1-Article 1, Section 1-Prefabricated Sheds and Structures approval change.

Total Votes Cast: 567. Yes Votes: 468. No Votes: 99. **Passed 83%**

Item #2-Article 2, Section 1-No permanent structure of any type within setbacks.

Total Votes Cast: 567. Yes Votes: 459. No Votes: 108. **Passed 81%**

Item #3-Article 10, Section (a) and (b)-Placement of all homes in accordance with a certified site plan by a licensed Surveyor or Engineer & all exterior work to be completed within 120 days.

Total Votes Cast: 562. Yes Votes: 496. No Votes: 66. **Passed 88%**

Item #4-Article 15, Section (d)(2)-Homeowners Responsibilities-Background Application fee limit change for occupant/single/married couples.

Total Votes Cast: 566. Yes Votes: 425. No Votes: 141. **Passed 75%**

Item #5-Article 16, Section (f)-Housing for Older Persons-Background Application fee limit change for occupant/single/married couples.

Total Votes Cast: 564. Yes Votes: 404. No Votes: 160. **Passed 72%**

Proposed Amendment to Bylaws

Item #6-Article IV, Section 5-Director Meetings at time and place as determined by the Board.

Total Votes Cast: 568. Yes Votes: 434. No Votes: 134. **Passed 76%**

Item #7-Article VI-Community Association Manager functions as per Contract and Florida Statutes.

Total Votes Cast: 566. Yes Votes: 385. No Votes: 181 **Passed 68%**

Item #8-Bylaw IV, Directors, Section 2-Nominations for the Board must be received no later than 12:30pm at the Budget & Bylaw Meeting in October.

Total Votes Cast: 562 Yes Votes: 485. No Votes: 77 **Passed 86%**

Year 2026 Budget

Total Votes Cast: 545. Yes Votes: 409. No Votes: 136. **Passed 75%**

High Point Community Property Owners, Inc.

8008 Baltic Street, Brooksville, FL 34613 Office # 352-596-2397 * Fax # 352-596-5201

2026 Board of Directors

President Greg Myers

Treasurer Lynda Anderson

Greg Myers 352-597-0467

Steve Heffron 765-265-0467

Jean Albano 352-596-7435

Lisa Shaver 573-915-9970

Vice President Rick Manseau

Secretary Jean Albano

Ray Thomas 352-397-6473

Rick Manseau 603-717-4484

Lynda Anderson 352-596-4436

Committees

Budget & Finance

Greg Myers, Chairperson

Lynda Anderson, Co-Chair

Board of Directors

By-Laws/Nominations

Jean Albano, Chairperson

Lynda Anderson, Co-Chair

Greg Myers

Information Booth

Ray Thomas, Chairperson

Rick Manseau, Co-Chair

Steve Heffron

Groundskeeping/Equip & Maintenance

Greg Myers, Chair

Ray Thomas, Co-Chair

Community Center

Steve Heffron, Chairperson

Lisa Shaver, Co-Chair

Greg Myers

Recreation

Lisa Shaver, Chairperson

Rick Manseau, Co-Chair

Human Resources

Greg Myers, Chairperson

Jean Albano, Co-Chair

Lynda Anderson

Lisa Shaver

Permits/New Homes

Steve Heffron, Chairperson

Rick Manseau, Co-Chair

Trey Jordan, Jill Sluter,

Paul Quintin-New Homes

RV Compound/Dog Park

Ray Thomas, Chairperson

Jean Albano, Co-Chair

Community Center Supplies

Lynda Anderson, Chairperson

Lisa Shaver, Co-Chair

Communications Committee

Monica Zegers

Independence Day Celebration - All Board Members

Meeting Dates for 2026 - Subject to change - All in the Community Center

GENERAL MEETINGS—February 5, 2026 @ 1:00pm, April 9, 2026 @ 7:00pm, October 1, 2026 @ 1:00 pm -Community Center

BUDGET & BY-LAW -October 15, 2026 at 1:00 pm - Community Center

ANNUAL MEETING/ELECTION - December 11, 2026 at 1:00 pm - Community Center

BOARD MEETINGS - Last Tuesday of every month @ 9:00 am in the Community Center